# 2603 60 Street NE

Calgary | Active | MLS® A2336398

**$419,999**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **2** | **1975** | **1,261.58 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX Realty Professionals

# A closer look

Welcome to this well-located semi-detached half duplex in Pineridge - with NO Condo Fee's, ideally situated on a 120' deep lot backing directly onto school grounds! Offering just under 1,300 sq. ft. of living space, this 3-bedroom, 1.5-bath home provides plenty of room for families, first-time buyers, or investors. The main floor features a bright and inviting living room with a bay window that fills the space with natural light. The adjacent dining area also boasts a bay window and provides separate access to a huge private deck, creating an ideal extension of your living space for summer entertaining or relaxing outdoors. The kitchen offers practical functionality and easy access to the dining area. Upstairs you'll find three bedrooms, including a spacious primary bedroom with a walk-in closet, along with a full bathroom. A convenient half bath completes the main living area. Outside, the large private deck offers plenty of space for outdoor furniture, BBQs, and gatherings. A paved parking pad at the front provides convenient off-street parking. Close to amenities, shopping, public transit (C-Train), all levels of schools and recreational facilities. With close proximity to major traffic routes and its excellent lot, school-ground setting, generous outdoor space, and functional three-bedroom layout, this Pineridge home offers an excellent opportunity to make it your own!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2336398 |
| **Bedrooms** | 3 |
| **Bathrooms** | 2 |
| **Year Built** | 1975 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Side by Side |
| **Total Living Area:** | 1,261.58 sq. ft. |
| **Main Level Finished Area:** | 643.62 sq. ft. |

| | |
|---|---|
| **Upper Level Finished Area:** | 617.96 sq. ft. |
| **Below Grade Finished Area:** | 578.87 sq. ft. |
| **Lot Area:** | 3,605 sq. ft. |
| **Lot Frontage:** | 30'1" |
| **Front Exposure:** | East |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1975 (Age: 51) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:1, Half:1) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 7510080 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Metal Siding, Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Hardwood, Linoleum, Tile |

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|---|---|
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Parking Pad, Paved, See Remarks |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Northeast |
| **Community:** | Pineridge |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | Storage Shelves in Basement |
| **Restrictions:** | None Known |
| **Main Floor** | Dining Room · 12' × 9'10" · |
| **Main Floor** | Kitchen · 10'2" × 9'6" · |
| **Main Floor** | Living Room · 19'3" × 13'10" · |
| **2nd Floor** | Bedroom · 11'11" × 8'5" · |
| **2nd Floor** | Bedroom · 11'11" × 10'6" · |
| **2nd Floor** | Bedroom - Primary · 14' × 10'3" · |
| **Basement** | Game Room · 18'3" × 16'4" · |
| **Basement** | Furnace/Utility Room · 19' × 14' · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby |
| **Interior Features:** | Ceiling Fan(s), Open Floorplan, Walk-In Closet(s) |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot |

| | |
|---|---|
| **Num. of Parcels:** | 0 |
| **Fencing:** | Partial |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NE |
| **Zoning:** | R-CG |
| **Listed Date:** | Aug 12, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2603-60-street-ne-calgary-a2336398/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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